

## **I. Call Meeting to Order**

The Common Council of the City of Greenwood, Johnson County, Indiana met in its regular session on Monday, April 3, 2017 at 7:00 p.m. in the regular place, the Council Chambers of the Greenwood Municipal Building, 300 South Madison Avenue, Greenwood, Indiana. The Council President, Mike Campbell, presided and Clerk, Jeannine Myers, was present to memorialize the proceedings.

Mr. David Mark Owens, Lead Chaplain Franklin United Methodist Community, led in prayer.

Present on the roll call were Council Members: Bruce Armstrong ("Mr. Armstrong"); Ron Bates ("Mr. Bates"); Mike Campbell ("Mr. Campbell"); Brent Corey ("Mr. Corey"); Linda Gibson ("Ms. Gibson"); Ezra Hill ("Mr. Hill"); Chuck Landon ("Mr. Landon") and David Lekse ("Mr. Lekse"). David Hopper was absent. A quorum was obtained.

Additional Officials Present: Mark Myers ("Mayor Myers"), City of Greenwood Mayor; Krista Taggart ("Ms. Taggart"), Corporation Counsel; Terry McLaughlin ("Mr. McLaughlin"), Greenwood Deputy Mayor; John Laut ("Chief Laut"), Greenwood Police Chief; Kevin Steinmetz ("Mr. Steinmetz"), Project Manager; Todd Petty ("Mr. Petty"), Fleet Maintenance; Kathie Fritz ("Ms. Fritz"), Acting Controller; Kenny Duncan ("Mr. Duncan"), Street Superintendent; and Paul Peoni ("Mr. Peoni"), Acting Engineer.

## **II. Approval of Minutes from the Regular Meeting on April 3<sup>rd</sup>, 2017**

Motion to approve the minutes from the Regular Meeting on April 3, 2017, as presented made by Mr. Bates. Seconded by Mr. Landon. **Voice Vote: Ayes. (8-0) Motion Carries.**

## **Approval of Minutes from the Executive Meeting on April 10<sup>th</sup>, 2017**

Motion to approve the minutes from the Executive Meeting on April 10, 2017, made by Mr. Bates. Seconded by Mr. Landon. **Vote: Ayes: Armstrong, Bates, Campbell, Corey, Gibson, Hopper, and Landon. Hill and Lekse abstained. (6-0-2) Motion Carries.**

**Mr. Hopper arrived at 7:02 p.m.**

## **III. Audience Requests**

Mr. Campbell verified to the audience that Resolution 17-04 regarding the abatement for the iceplex has been pulled; it is not on the agenda and council will not tonight, or most likely will not be voting on that.

**Clerk Myers verified for the record that Mr. Hopper arrived at 7:02 p.m. Mr. Campbell added that we have a full quorum.**

Charles Miller addressed council; he lives within the Greenwood city limits, within the area of Old Town. Mr. Miller said his wife and he, after twenty-five years, made a very conscious decision recently to move to Old Town. He represents the neighbors of West Old Town Greenwood; he asked those neighbors that are here tonight to raise their hands. Mr. Miller said they are here tonight to support Resolution 17-05 and Resolution 17-06. He said the neighbors are among the residents of Old Town Greenwood in the area west of Madison from the Valley to Main Street. He added they are Greenwood business owners, lifelong residents, and residents new to the area. He said we are folks who are actively investing in our properties who are working hard to build a sense of community. Mr. Miller said the love for our neighborhood and sense of community is apparent through our gatherings of outdoor movie nights, progressive dinners, block parties, and most recently a picnic and Easter egg hunt, which drew a crowd of over one hundred residents. He indicated you see us walking to Vino Villa and La Trattoria; pushing strollers down the sidewalks of Madison Avenue on our way to the Library, the Community

Center, and Ms. Curl [inaudible]. Mr. Miller said we walk to Yokohama, Between the Bun, The Blind Pig, Revery and Jockomos. He said we drive our vintage cars through The Suds and attend free concerts at the amphitheater. He said our conscious effort to shop local, helps support businesses such as Take Root. Mr. Miller said we applaud the revitalization project and its objectives; we agree that a vibrant downtown will enhance the quality of lives for our neighborhood. He added we look forward to expand the focus on the growth and vitality of our downtown; Greenwood has needed this type of development for a very long time, we believe this is just a beginning of a positive upswing for our community. He said this project will not only benefit us, but will invite all citizens of Greenwood to enjoy the benefits of city-life in a small town setting. He added the seamless integration between bike paths, trails, restaurants, retailers, parks, the community center and the public library would promote the healthy and active lifestyle while maintaining a higher level of safety. Mr. Miller said we understand that certain elements of a plan may be of concern, but we hope that those small details will not prevent you from moving forward with the revitalization of our downtown. Mr. Miller said we are excited about the plan proposed by Mayor Mark Myers and the city, and we fully support it. He added we are willing to invest in our community; we are asking you to join us by voting yes tonight. He said let's pass this and get to work.

Mike Neal, President of Johnson County Convention, Visitor and Tourism Commission, addressed council. Mr. Neal indicated a few months ago he had come before council stating the commission was moving forward with their tourism plan, and, as an appointee of Greenwood's and one of the three appointees of that board, he wanted to make sure that he continually kept council up to date on what is going on. Mr. Neal said he wished to introduce and give a few moments to their new contract Director, Kenneth Kosky, who comes to us from Indiana Dunes Tourism in Porter County. Mr. Kosky stated he has recently placed an offer and will be living in this fine city. Mr. Kosky indicated they have a three-point plan to increase tourism and contribute to the economy, not only Greenwood but all of Johnson County. He said number one, is meeting the stakeholders, whether it be chambers, city and town officials, and business owners. He said the second part would be strategic marketing to get not only the overall destination market but also individual communities like Greenwood. Mr. Kosky said the third part is product development; they are going to be looking to perhaps do matching grants to add new festivals and events that will not only increase the quality of life for [inaudible] but also draw visitors; and perhaps other physical projects that will be an asset. Mr. Kosky thanked council for having him and looks forward to working with everyone. Mr. Kosky said he would soon be assigned an email address and will get that to council. Mr. Campbell thanked Mr. Kosky to Johnson County and to Greenwood.

#### **IV. Reports**

##### **A. Corporation Counsel**

Ms. Taggart stated council should have received her report; with respect to IDEM report they continue to do *Find It, Fix It*; and the second round of offers from property acquisition from the Western Regional Interceptor should go out next week.

##### **B. Controller**

None.

##### **C. Committee & Board Reports**

Mr. Campbell said council should have received a copy of the report from the last RDC Meeting.

#### **V. Ordinances and Resolutions**

Motion to move forward on the agenda Ordinance 17-18 made by Mr. Bates. Seconded by Mr. Corey. **Voice Vote: Ayes. (9-0) Motion Carries.**

[ORDINANCE NO. 17-18](#) AN ORDINANCE OF THE CITY OF GREENWOOD, INDIANA, AUTHORIZING THE ISSUANCE, SALE AND ADDITIONAL APPROPRIATION OF BONDS OF THE CITY FOR THE PURPOSE OF PROVIDING FUNDS TO BE USED TO PAY THE COSTS OF PUBLIC ROAD AND INFRASTRUCTURE IMPROVEMENTS WITHIN THE CITY, AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND RELATED TO THE ISSUANCE OF THE BONDS

*(Sponsored by Gibson)*

Kevin Steinmetz, Project Manager, thanked council for moving it to the front of the agenda and proceeded to address council. Mr. Steinmetz said we also have our financial advisor and bond counsel present for any questions that require their services. Mr. Steinmetz provided council with a general overview of why we are requesting this approval of bond and what we are looking to do with the proceeds if it is approved. Mr. Steinmetz shared a PowerPoint [attached]. Mr. Steinmetz disclosed where the city stands as far as vehicular infrastructure in the city of Greenwood. He said there are currently 214 miles of road, which is up from 179 in 2007, fairly dramatic growth. He said there is 247 miles of sidewalks; Kenny Duncan personally inspects each mile each year. He said over the past 9 years the city is repaving about 5 miles per year, you can find this in our [inaudible], which are all on the website. He said at the current rate it will take us 43 years to repave all the roads in Greenwood; if you think about it, we depreciate asphalt overlay is about 20 years. Mr. Steinmetz said that is 43 years without any growth, as you can see, even in a recession we added some significant mileage in roads. He said the current PASER rating has fallen to 5.99, the goal we stated in our 2016 street inventory and pavement asset management study was 8.07. Mr. Steinmetz said that is what the ideal PASER rating would be. He said he should state, by no means are we alone in this, you have seen all the testimony at the general assembly and by no means are we the worst. Mr. Steinmetz shared a 2011 PASER map, a standardized pavement rating system, the city came out pretty good, he proceeded to share the conditions of the roads rated from green to indicate good, yellow to indicate decent, and red to indicate bad. He said 2011 things are relatively good why, think about the 20-year depreciation on the top layer of asphalt, and think about the amount of growth that happened in the city. Mr. Steinmetz shared a map indicating the year 2020 if we continue at our current rate; not good lots of red lots of orange, some yellow some green. Mr. Steinmetz said you can see areas we worked on recently, for example, the northern part of Meridian Street; we just paved that after the Polar Vortex winter in 2014. He said you can see Collins Road, which the RDC worked with them to pull that for recommendation in 2016, that is how that moved up to green. He indicated this wasn't without this body and the RDC investing a lot of money in roads; it is simply a matter of fact that we are investing every dollar of fuel tax we get every year in paving, we are lucky we had enough resources to pay our staff from other funds. Mr. Steinmetz said that has not scaled up, this is the same issue that the state sees; this is why the general assembly is considering a more permanent, longer term funding mechanism. Mr. Armstrong asked for clarification on the previous chart, saying there are a lot of those neighborhoods that were built in the last 15 years that are red; he was wondering if they met the standards that were in place at the time. Mr. Steinmetz replied there are a couple different situations there; some of those were brought in by annexation and were built to "county" standards, others have been from the fact that we have had some pretty brutal winters. He said to go into individual roads he can refer to Kenny Duncan who could talk to council about it, but a lot of these roads go in first and the houses get built around it, so either the partition that may finish out in 2011 there could be some substantial time, plus this is also three years in the future, so it has three years of additional wear and tear. Mr. Steinmetz indicated he learned from Mr. Richards is there is a point of no return, you get to a point of deflection on a scale where you can no longer crack seal, you can no longer micro surface, you can no longer slurry seal and do all of these various treatments. He said your pace it deteriorates is on the fast end and you just have to redo it. Mr. Armstrong asked if any of these roads still have performance bonds in front of the city. Mr. Steinmetz said he believes there is one, he said he could refer to Ms. Taggart on that, it is in the Grassy Creek Area, a subdivision that was never completely built out the top coat is done there by Pushville, but after that he is not aware. He said Paul might be able to speak further, but the only one he is aware of that wasn't built out, accepted but still has a performance guarantee bond that would be applicable is the one, he corrected initial

statement and said he believes it is Grassy Creek Commons. Mr. Corey said his guess is the performance bond probably won't cover that actually. Mr. Steinmetz said with inflation alone; he addressed Mr. Peoni regarding performance bonds asking if they normally don't cover the whole cost or fulfill the whole obligation. Mr. Peoni replied they are supposed to at the point time when we build it. Mr. Corey said exactly we are a good seven years from that... Mr. Steinmetz said longer bond ages, even at 3% inflation... Mr. Lekse asked to address the 2011 PASER map. Mr. Corey asked if they could zoom in. Mr. Steinmetz indicated they could not on this current map but he does have the 300 page excel item that shows where the 2011 PASER came in for each road and then the 2016, is honestly what we have been using for the last two years to guide our paving more than anything. Mr. Steinmetz said Collins and Graham after last year they were kind of going back to nature... Mr. Steinmetz said he can send council the spreadsheet. Mr. Lekse said he is having trouble finding it but Brandywine seems to have gone from yellow to white between the maps. Mr. Steinmetz said if it went from yellow to white it probably went from a six or seven to a five so you are still better than a lot of folks... there was some discussion on maps and roads. Mr. Lekse asked how it goes from yellow to white. Mr. Steinmetz clarified it is nine years so if you have a scale of ten, you depreciate it over twenty, there is normalization in this, so you went down a couple of points. He continued folks can tell you who are out there today, depending on the peculiarities of the street, how much base is there and the weather, the winter and rains, and traffic you can have a pretty big standard deviation on how fast something accelerates up the scale. Mr. Lekse thanked Mr. Steinmetz for the clarification. Mr. Steinmetz continued with his presentation. He said why a bond? He said first of all we [inaudible] in 2016; they took what we have been averaging over the past couple years, \$1.65 million in road funding. He said they said if you want to maintain first group engineering your 5.99 rating, which again we are better than a lot of places, you need to spend \$2.8 million per year. Mr. Steinmetz said we realize we are not there and we realize this is something we need to move up on the priority list. He said the other thing we learned from that and we are starting to see it is that overlay is not enough, so in this city and a lot of cities, overlay alone is not enough. He said everyone wanted fresh blacktop down, so we overlaid everything; we took off even sometimes just a small amount and rebuilt it. He said it is not the best practice; what you are seeing now is we did this with the Community Crossings Grant we received last year as well as the one time LOIT distribution of our own money from the state; crack sealing, you have seen a lot more of that. He added we are going to do micro surfacing in the summer, which you just take down a little bit on the road, which is pretty good. He said you can do a rejuvenation process, which Mr. Peoni can tell you more about it, but it is relatively new where they insert a chemical into the road, which allows the road to thinned again because it raises the compound. He said we mimic what it's like when it has its normal oil content, think of shingles as they get old and lose their oil content. He said we have also started using full depth reclamation where you have to scrap it, go all the way down, they skip everything and start over. Mr. Steinmetz said no actual road expansion is included in the data; he said we add roads via the dedication process every year and there is growth but it often does not include yardage improvements. Mr. Steinmetz said they have started working on Road Improvement Plan, started last year when the state gave them the one-time distribution; they said they have to get this up above the 2.8 because they don't want to let the PASER go down further and the maintenance costs increase dramatically as the road gets worse. He said you can see what we are planning to hopefully do in 2017. He said you have Wheel Tax Revenue, we are going to spend every dollar of that wheel tax that we get from accounting on our normal summer overlay process; we have been doing it at least since 2012, hopefully, we will continue to do that in the future. Mr. Steinmetz said we have the LOIT Distribution, the state claimed that they gave us a large distribution of money, in fact, they were generous enough just to shorten their [inaudible] of everyone's income tax money and gave us a one-time distribution of our own money with strings attached. He said but we were still happy to get it, then we have the LOIT Distribution that we carried over from last year that we didn't spend all of last year. He said we took that LOIT Distribution and doubled it through a pretty valuable state program the Community Crossing Grant; which if you talk to legislature we hope they have another call to projects on that, so we can double money again. Mr. Steinmetz said those two, the LOIT Distribution and Community Crossing are going to be spent a lot on projects that are already awarded; CDS did last year, the slurry seal, the lotion for roads, the crack sealing we have been doing a bunch of. He said there is a variety that that is

already committed. Mr. Steinmetz said we have assumed some fund balance that we would use for road paving and maintenance; in fact, the RDC dedicated \$75,000 of their funds to Commerce Parkway, which is out there in the logistics area in the middle of the Eastside TIF. Mr. Steinmetz said then we have today's issue the proposed Local Income Tax Bond Issuance, which we hope gets approved and comes in at about \$180 this allows us to substantially get ahead of the \$2.8. He pointed out that the \$2.8 million cap is where we are, to get up to that eight which would be a leading road system, they estimate we need to be up around 4; so we are trying to not just stop the bleeding but get us moving forward. Mr. Steinmetz said one of the ways we are trying to get us out of this hole and get us ahead a little bit, is issue a local option income tax. He said this used to be called CADGET for Greenwood, they consolidated them at the state level and they are all local income taxes now. He said the bond they are proposing is a principal if \$1.8 million, we are securing this by a consolidated local income tax. He said we receive about \$6 million in pure local income tax we also get income tax called PTRC replacement that comes in, he didn't count it in this so he went with the completely dedicated stream of local income tax. He said you have PTRC Replacement Income, you are up around \$7 million so you can see that its proportionally from a yearly ratio, we imagine the payment to be about \$350,000 to \$375,000 depending upon rates; we hope to do this over five years. Mr. Steinmetz disclosed a list indicating what we are trying to pave with this money. He said we have streets all across the city that have details in this coming up, but we went from the bottom of the PASER up and then also found roads that needed strategic intervention to keep them from getting worse and tried to get some geographic variety as well. He said we also have a few items that are not technically streets but are still public assets; we are going to try to get into the alleys. He asked Mr. Duncan as he doesn't know how long it has been since we have been in alleys; Mr. Duncan said when he first got to the city about 38 years ago they were doing the alleys. Mr. Steinmetz said we are going to focus in a trial area in one part of Old Town, he apologized to West Old Town Greenwood but this will be in East on Old Town Greenwood. He said the Pearl Street parking lot is a public lot and is in dire shape and took some impact from the paving projects we have done including the Pearl Street reconfiguration. Mr. Steinmetz said Fire Station 96 parking lot needs repaved, which also works out well because we will be doing work on Stop 18. He added they are also looking at some full depth reclamation on Emerson Avenue at the very southern, southeastern part of the city; Pushville Road to the city limits. He said Emerson Avenue it goes away and reappears, this is where it reappears. Mr. Steinmetz also said Honey Creek Road at the very southern-southwest side of the city; this is going to be a big multiyear project but they are going to start working on it now, from Whiteland Road to Smokey Row. He said it is perfect for full depth reclamation because it is very undulating and it's got some work, but we will start trying to address it, there is development happening further north so if we start further south there we think that would be a good place. Mr. Steinmetz shared performance statistics and what we hope to do if the bids come in well and we get this bond approved; 6.9 miles of improved roads; 58 ADA compliant ramps; 22 acres of new surface; and the average current pavement rating of targeted roads is 4.39. Mr. Steinmetz shared images of the various roads and conditions indicating the reasons for the repairs. Mr. Corey asked if this would include any drainage. Mr. Steinmetz replied some roads will include drainage. Mr. Duncan remarked inaudibly. Mr. Steinmetz said that is one thing they are doing different, and it is slowing us down as far as total square yards of asphalt but we think it will last a lot longer and it actually provides drainage where we have come through to fix it with curbing there. Mr. Steinmetz shared Pearl Street parking lot was rougher than he remembers. A council person asked about landscaping to which Mr. Steinmetz replied they did some but he doesn't believe there are any current plans to turn that into islands because they want to preserve the amount of parking there. He said we do have a plan, hopefully next year, for the other public parking lot on Main Street that would include landscaping. He shared images of the old town alleys, indicating this is what happens when you neglect something for 38 years, grass grown through them. Mr. Steinmetz said he hopes to on the next one start with part two, which will include Stone gate and others. Mr. Steinmetz said if there are any questions about the bond, he or others in the city are available to answer them. Mr. Bates asked how this will affect our indebtedness level, obviously, we take on a certain amount of indebtedness and debt service is the thing that has to be addressed first when we come to a yearly budget and once this body approved it does that begin this year. Mr. Steinmetz said we hope to use all of the money this year, they have scheduled this late

in the spring so that when they get it done they can bid out as much as we can. He said the debt service payment will not be until the 2018 budget year so we will be able to include it; as for debt service ratios, this will not be a dedicated debt service fund like you are used to seeing in your budget. He said there is one for Parks, there is one for Fire, there is a General obligation one and he believes that is it; this will be primarily backed by our income tax as the source of revenue. He said it will be our obligation that we have to pay for the next four to five years depending upon it, but it will not be a separate budgeted debt service that goes into our tax rate, it will basically be using all of our current revenue streams and dedicating \$300,000 of it a year more than what we are to roads and streets. He said this council approves about \$30-40 million dollar budget each year, depending on what funds you include in that; so it is about 1% of next year's budget we are asking to be allocated towards roads and streets. Ms. Taggart added with a respect to the constitutional debt budget we have done that analysis and we still have plenty of room under the cap; this is a relatively small short term. MR. Steinmetz said constitutional debt is currently limited to about \$14 million we are well less than half of that now so adding \$1.8 especially after the payments at the back half of this year, we should be very sufficient. Mr. Corey asked if we are thinking after the five years we will do this again. Mr. Steinmetz said that is the information he has been given, obviously the council and administrations determine that; this is not one that you have to roll over to keep your tax rate. He added but we do have another one in the budget its currently paid out of the CCD Fund, the road repair of 2008 got refinanced in 2012 we didn't even change the term with new money added the rates were so low we gained a significant amount of budget capacity when we refinanced. He said there would now be two bonds in the General Budget, we hope to renew that bond in the coming years maybe with an eight-year term, so that each 4 or 3 years, whoever sits in these chairs and the administration at the time will have two to keep trying to catch up to the... Mr. Corey said if we don't we are just putting [inaudible] leverage. Mr. Bates referenced a previous slide that indicated we needed \$2.3 million, the ordinance is expressing not to exceed \$4 million, why the difference. Ms. Taggart said we are thinking it will be closer to \$2 million. Mr. Steinmetz said there is a gap of that large but we are targeting \$2 million; there is normally a pretty general allowance given on these rate term and amount but we are budgeting capacity is about at that \$350 -\$375 per year as a very firm cut off. He said if rates are good and the market is strong, maybe we can get a little more than that, \$1.8-\$1.9 we are looking at if not we unfortunately get a little less. He said we are basing it off the payment, what is essential to us is that it is going to go into our budget. Ms. Gibson said Horton Street is terribly washed out along the outside curb area; she said she knows when we did Camby they worked with the residents to get rid of the sump pumps and the gutters that were draining out. She asked if we were going to do something like that. Ms. Gibson said those homes were built in about 1958 and a lot of those have the sump pump that... Mr. Steinmetz indicated that Mr. Peoni and the Deputy Mayor are shaking their heads yes, and he said he recalls from previous conversations our plan is to very similar as much as we can to the Camby Street Program which was very successful. He said in the upcoming years, Fairview may also have similar treatment as we continue to tackle this. He said that whole oval port in the middle is going to have to continue to chop it off piece by piece. Ms. Gibson asked also about the alleyways and said it didn't appear that you were doing the alley between Main and Pearl or Pearl and Broadway and a lot of those alleys are in bad shape; she asked if there was a reason. Mr. Steinmetz asked which side of Madison. Ms. Gibson replied the east. Mr. Steinmetz said they are doing eastside of Madison, he said the plan for the alley is Wiley will be the southern demarcation and then Broadway will be south and then Madison and Meridian. He said we are trying to take on a chunk of them, we hope to do more but honestly we haven't done alleys in so long we don't know exactly what the price, or what issues we are come into. He said we recommend a pretty aggressive minimal down, 5", which is significant, and putting it back pretty deep. He said we are going to see how this goes and try not to allow it to expand our budget too much and then continue the process. Ms. Gibson asked about the homes that are on the east side of Old Meridian that would be between Pearl and Main Street; they have been asking for a long time to have some assistance with theirs. She added is this something that we at least need to try to move through first reading tonight because of timing. Mr. Steinmetz timing always helps but in this case it is nonessential. Ms. Taggart said we have advertised it specifically on how the timing is set up, if it goes according to plan, the bond should close mid-June, we have timed that along with Mr. Peoni putting it out for bid, and then we can award the bid around the



same time right after the bond closes we can award the bid. Mr. Armstrong asked about the status of Fire Station 93 move that has been on discussion for a while. Mr. Steinmetz said it is not contemplated in this bond, he said he would had to defer. Ms. Taggart said perception was that the parking lot needs fixed regardless.

Motion to move Resolution 17-07 forward on the agenda made by Mr. Bates. Seconded by Mr. Lekse. **Voice Vote: Ayes. (9-0) Motion Carries.**

**RESOLUTION NO. 17-07** A RESOLUTION DECLARING CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (Shear GW2, LLC)  
(Sponsored by Campbell)

Pat Sherman addressed council regarding the Peterson Group and Shear GW2, LLC's tax abatement [attached]. Mr. Sherman discussed the site plans and construction plans for two buildings indicating the construction for Building A to begin August of 2017 and Building B will begin August 2018. Mr. Sherman said the buildings will be 143,000 square feet and 260,000 square feet respectively and are specifically designed bifurcated to allow a few smaller businesses to fit within the two. Mr. Sherman said The Peterson Group that has invested about \$118,000 in ground and total investment in the project is about \$15 million. He said that is a significant investment in those two buildings and they have indicated in the SB1 exactly when the start date, they have committed.

#### **A. Notice of Intent to Consider**

None.

#### **B. First Reading**

None.

#### **C. Second Reading**

**RESOLUTION NO. 17-05** A RESOLUTION APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2017-05 AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE GREENWOOD EASTSIDE ECONOMIC DEVELOPMENT PLAN AND APPROVING THE ORDER OF THE GREENWOOD ADVISORY PLAN COMMISSION  
(Sponsored by Hill)

Motion for the second reading of Resolution No. 17-05 moved by Mr. Landon. Seconded by Mr. Hill.

Mr. Armstrong asked what the western boundary of the eastside development TIF area. Mr. Steinmetz said it varies; the eastside was combined with the 2013 expansion. He said at one part it actually touches Westside Park and runs along Greenwood Cemetery, it runs up and down US 31 but excludes the Fry Road TIF then it follows down 31 picks up Endress Hauser and Nachi close to the end of the southern limits of the city. He said it angles back up and around 31, fills in some gaps such as Ulta, which wasn't in a TIF until 2013. He added the Westside moves around a bit. Mr. Steinmetz said Mr. Corey asked about the Marsh store, and said in 2013 that area has been surprisingly robust for us there is Marsh a new Hubler, a variety that area has improved since 2012. Ms. Taggart said she is not seeing it come up on the map but indicated that at the next meeting she would have the boundaries. She said in general it goes a little bit west of 31 in places right along it, but in general that would be the farthest west it may go. She said the original allocation area, and most of it is out east along Graham and I65 area, we expanded in 2013-2014 when it took in the downtown central areas of the city. She added it filled in donut holes like Ulta and some other ones that went along County Line Road. Mr. Lekse said the last couple of meetings he had raised concerns if we had heard from the Library

and Our Lady of Greenwood about the preservation of existing allocated affordable parking arrangements for the city. He said last week he sent an email that said he would reverse his vote at the last meeting that opposed the resolution tonight if we get to hear more details about what the city is wanting to do. He said he is cautiously optimistic about the discussions he hears about between the city and the Library or the city and OLG he has not seen the details yet, even though he has asked for them forever at this point. MR. Lekse pointed out the fact that when the iceplex proposal was brought to council there were detailed plans about supplying them 500 parking spaces to have their iceplex at Freedom Park, which included the city paying for the construction of 100-200 parking spaces in Freedom Park that would be used by the iceplex. He said and all these community members, the Library and OLG are asking for the preservation of some of the existing parking spaces. He said it seems to him that we should be more considerate of people who have been outstanding members of our community when they ask us to preserve an existing relationship. He continued, as opposed to bending over backwards to people from outside of our community who are asking us to do the things like spend hundreds of thousands upon millions of dollars to construct parking spaces for them. Mr. Lekse wanted to put those two things into comparison and will not try to hash out the details of some amendment tonight, put a placeholder into this. He said it has not been our focus lately, but he just wanted to bring that back to the council's memory and to explain why he will oppose this tonight. Mr. McLaughlin addressed council and said after the initial plan with the library we went over to visit with the library regarding the amount of spaces that the library is going to need. He said the very next day they reached out to REA and asked them, as they are progressing that we needed x number of spaces to meet what the library had asked us to do. Mr. McLaughlin said that is what they have proposed, they have not yet gotten it back, he doesn't necessarily think that was the highest thing. Mr. McLaughlin said he is confident that we will be able to acquire the eleven of spaces and that will bring them to sixty. He said we went a step further asking to take a look around the library itself to see if there was a way to develop some spaces around the back of the library, or create some more spaces for employees to park. Mr. McLaughlin said he had an email conversation today with the library. Mr. McLaughlin said as far as Our Lady of Greenwood, he said they have met with them twice or three times in the last week. He indicated the monsignor was out of town and there is a meeting set up this coming Thursday to discuss their parking lots. He said they couldn't provide anything because we need for the monsignor to be there to negotiate what his needs are. He said some staff and office manager did come to meet with them and they were happy with the conversation to take back to the monsignor; he did receive a follow up email saying last week would not be a good week to meet so it has been set up for this Thursday. Mr. McLaughlin said it not that we haven't been doing anything; we are waiting on other people to make that commitment. He said he thinks the city has been a good neighbor to everybody throughout time and that is what we will be taking on we are not looking to short change anybody whatsoever. Mr. Lekse said isn't the case in both the library and OLG when exactly did they see the video we saw that shows what the Downtown Project would look like. Mr. McLaughlin said OLG was shown video at the same time frame that council was. He said the hard plan as it came out was taken to the Library a day or two after the State of the City. Ms. Taggart indicated it was before it went public, at the same time we showed council members. Mr. Lekse said it seems to him that is not very much time for unsophisticated people to look at what you intend to do and to carve out what they need. He said in the case of OLG, the people here of Greenwood know you [inaudible] when he was doing his research before the last meeting the archdiocese did not have this. He said in the case of the library they have a board to work through and the librarian probably knows a lot more about the Dewey Decimal System than he does but she is not as adept as the city's team at negotiating real estate deals, understanding the subject of fraud and what that means to get something confirmed and in writing. He said he feels like both of these community members have been rushed and council is being asked to commit to a plan without a solid assurance that either one of them, although he said he trusts the talks with them. He said we are being asked to commit to a plan without any solid assurances that they will be taken care of. Mr. McLaughlin stated that is council's choice to make and the decision they have to make, he understands, but he goes back to the same thing, we try to be a good neighbor with everybody throughout other denominations if something will need to be done, we did that. He said he does not have an answer to the fact they are not trying to rush anybody, it is just the fact that getting the right information. Mr. Lekse said he is glad Mr. McLaughlin



said denominations because he wanted to address councilor's comments from the last meeting. He said he don't feel it is preferring one denomination over another when one denomination, whether it be Sheiks, Jewish people, Catholics, Baptists, whatever owns land next to the city and they come up with some kind of cross parking, obviously the city can't come up with the same cross parking with every denomination in the city because every denomination in the city doesn't own land next to the city. He added just by Indiana University grants similar easements to churches that are on or near its campus; they let the little churches park in their parking lots on Sunday because IU has so much parking. Mr. Lekse said if anybody adheres to the interpretation or concern that we have a religious discrimination issue here, he doesn't feel it holds much water. He continued the fact of the matter is you have certain neighboring property owners whether it be religious, non-religious or one denomination or another next to the city. He said it is just a fact of being neighborly if the city can enter into cross parking agreements with that neighbor and not have to take into account some denomination that owns property on the other side of the city; it just defies logic and common sense. Mr. Hopper said that was exactly what Ms. Taggart said; we can enter into a contractual agreement with them but not the ordinance... Ms. Taggart said not the way it was worded. Mr. Lekse said he is saying we should be open to a cross parking agreement. Ms. Taggart said correct, there can be an agreement that can be entered into that has consideration on both sides; the amendment that you proposed the last tie did not have a consideration on both sides and that is what caused the concern. Mr. Lekse said but he said that based on the comments that we heard here at the meeting, and the existing relationship as he understands it, the OLG allows people to park in their lots when there are events at Craig Park. Ms. Taggart said correct if the ordinance had read that way it would not have been as big of a concern... Mr. Lekse interrupted like he said in his email last week, why don't we draft that as our conditions. Ms. Taggart said we are currently in negotiations with OLG on a contract. Mr. Lekse said his point was to the public and fellow councilmembers, if it is a cross parking agreement, wouldn't you agree the religious aspects are irrelevant. Ms. Taggart replied if there is a cross parking... Mr. Lekse interrupted non-exclusive cross parking agreement any time of day. Ms. Taggart said with consideration on both sides correct that would... Mr. Lekse said cross-parking thank you. Ms. Gibson asked Mr. McLaughlin if he recalled how the second lot, the southwest corner of Main and Old Meridian, that First Baptist owns how will they have an access once Machledt Drive is done away with. She said that is a lot that First Baptist purchased so they would have additional parking; they have the additional parking on the north side of Main. Mr. McLaughlin said there will still be access to Machledt, it will not be a through street and they will be able to come in where you currently do and where the Old Parks building is, will be tore down, and that is roughly about forty spaces of parking there for overflow, downtown, Ms. Curl or the park. He said there would be access up to that point by vehicle; they would be able to come in and out. Ms. Gibson said First Baptist does all the maintenance on that and she doesn't think they get any reimbursement for maintenance and that is highly used by the Ms. Curl traffic. Mr. Lekse asked if the city is going to enter into a lease for the First Baptist parking lot. Mr. Steinmetz said they are cleaning up, or proposed, under consideration, through the various processes they have in their church to do exactly what Ms. Gibson was talking about, from the hill down a sliver of the First Baptist has traditionally maintained for quite some time. He said they just paved it and is still in the city's hand; there is some confusion up around the parking lot that was deeded to the city next to Debaun's Service Station. He said what we have done is propose a slot with them that allows them to have that easement, and cleans up some areas around the Main Street public parking lot that would allow access down to the park, whether it would be through a terrace situation or switch back, so we are looking on a mutually beneficial and the ability to clean up some deed issues there a mutually beneficial swap. Mr. Lekse said it is an easement we are not leasing parking... Mr. Steinmetz said that is correct and repeated we are swapping their land from the Debaun's lot so we can get entrance down into Old City Park and giving them some of our land that they are actually currently using. Ms. Taggart clarified switching the title.

Motion to postpone made by Mr. Bates. Mr. Bates said to allow some of these agreements worked out. Mr. Lekse said he is encouraged by the talks about the cooperation between the city and First Baptist, because it sounds like they have hit the details hard, which is what he would like to see with the library and OLG. Mr. Steinmetz said there are a couple of things to consider first, turning to the resolution there is nothing on the actual project

presented that involves the current parking of OLG, they use the Middle School site, who put in a previous plan and then... Mr. Campbell interrupted Mr. Steinmetz regarding point of order to the motion on the floor.

Motion to postpone until next meeting made by Mr. Bates. Seconded by Mr. Lekse.

Ms. Taggart said the concerns with respect to the Middle School parcel that was included in the 2014 Plan Amendment. She said this plan does not include that part, so with respect to the OLG parking situation, the Library one would be relevant to this discussion but with respect to the OLG parking situation, the middle school redevelopment is actually included in the 2014 Plan but not this one. Mr. Lekse said he still thinks it is being presented to our community members as this affects you, it was only recently presented to them as such and they have only recently began to react to it. Mr. Lekse said for that reason he supports postponing.

Mr. Campbell requested a roll call on the motion to postpone. **Vote: Ayes: Armstrong, Bates, and Lekse. Nays: Campbell, Corey, Gibson, Hill, Hopper, and Landon. (3-6) Motion fails.**

Mr. Landon stated when we are talking about the Downtown Plan this had been discussed on and off for many years. He said he was thinking back to how long ago he first heard it talked about and he remembers talking with Lloyd Walker. Mr. Landon said Mr. Walker wanted to renovate the downtown area, but it didn't go anywhere and he was trying to think of how long it was and it dawned on him he got married in a Lloyd Walker suit, that was thirty-five years ago. He said we have talked and talked about a downtown plan; this is a very superior plan he has looked at this thing he has walked it off and paced it. Mr. Landon said he has asked for some numbers a couple weeks ago; so far those numbers haven't been prepared so he went ahead and got with the consultant, worked on some numbers to try to look at the basic economics of the project. Mr. Landon said the reason he did this, this plan is not just for the downtown area, people from old town Greenwood come and talk about it, but it is for all of Greenwood. Mr. Landon said this is a strategic plan and tactics are how we are going to implement it. Mr. Landon said we went through the number of people that we are going to employ and the number of people that are going to move into the downtown area; Mr. Sagan and Mr. Landon came up with a number in the \$30-40 million dollar range of salaries that would be bringing into the downtown area. He said if you look at the velocity, the standard thought process is you can get roughly three times the velocity on new money when you do a project like this, so those salaries are going to translate to somewhere around \$100 million dollars. He added that it won't all be spent in Greenwood, but a good portion of it will be, [inaudible] it will be spent at the mall, over on 135, it will be spent on Worthsville Road. He said it will be an economic driver for all of Greenwood. MR. Landon said this will be a tremendous chance to do this, we are putting shopping in here, change the sidewalks, and change the configuration of the shopping patterns, by doing that we are going to make the buildings we just put money into from the façade grants, we are going to make those buildings much easier to shop. He added that will translate to higher rates and more people spending money in our city. Mr. Landon said he didn't even try to compute the amount of sales he thought this would drive but you are talking about retail and about 90-95,000 square feet of additional retail, plus another 90-95,000 of office space. He said that is a lot of people and a lot of money that will be spent here; it will reinvigorate this area. Mr. Landon said we have dragged our feet and talked about it, discussed and rejected it and we have kicked every plan that has come along but the bottom line is we got nothing. He added if we turn this down, we got nothing. Mr. Landon said this would be very frustrating after all the time we put in to see this plan turned down. He said it is an economic driver for all of Greenwood not just the downtown area and will make a difference. He said it will strengthen the stores that we have, there is enough money in property tax money on the condos that is going to enrich the General Fund; Mr. Sagan thinks its \$2 million, Mr. Landon said he thinks its \$1 million. Mr. Landon said there is tax money that is going to flow and that tax money will be used to build streets, hire police and firemen; there is money here to develop the entire city. He said he hopes you consider it, this is an economic development plan, it is not just building things, it is not just a road plan or ain't that nice why don't you buy it; this has implications that will probably outlast several of us. Mr. Landon said it will move our city forward economically so much, if we don't pass this

he thinks we are making a big mistake. Mr. Landon thanked council for listening. Mr. Lekse said he hopes Mr. Landon is right about the number of people it will bring, but his only point is, the two destinations around that area already draw people from outside of Greenwood if not from all over Indianapolis; the Library and OLG. He said we ought to keep that in mind and make sure that they have sufficient parking to handle the people that are already coming here today. Mr. Landon said he understands we have a relationship with those people. He said he has confidence and has talked to the people in our administration, the consultant, he said he hasn't talked to OLG but he has talked to the library and his impression is that things are moving along and we will get an agreement that will be satisfactory. He added his feeling is that probably it will be more towards their benefit than the city of Greenwood because the squeaky wheel always gets the oil and he is confident this will happen he is confident that when they say they are working on it, they are working on it with honorable intentions. Mr. Landon said he understands exactly what Mr. Lekse is saying but he will [inaudible] but he has faith in these people to get the job done. Mr. Campbell shared when he first met Mr. Landon in 2008, when they worked on a subcommittee the city was redoing its Comprehensive Plan for the Downtown Greenwood. Mr. Campbell said he has been involved in talks with committees under different mayoral administrations since 2008 about the downtown and he knows he is new to the discussions that have been going on for a long time. He added he might disagree with some of the details and minor points in this particular plan but this is a plan that he thinks is good for Greenwood as a whole. Mr. Campbell said he does not disagree that we need to be good neighbors to everyone and he thinks he is going to give council credit for the fact that these discussions are going on presently between the city and the two entities that are being adversely effected by the parking. He said he thinks we have done a good job and the administration is in conversations, the fact that it may not be going along as fast as we would like, but it doesn't mean that it is not going to happen, and not the agreement that the library and OLG will benefit from and that they will agree to. Mr. Campbell stated he thinks this is a good plan for the city overall and the reason he does support this; it is more than just parking lots as evidenced by the people here tonight, this effects large portions of our city and will guess people who live in that particular area of the city attend OLG. He said with that in mind that is why he is going to support this, he may have some disagreements on details but thinks it is a good plan overall for our city. Ms. Gibson added the city made a major investment in Pearl Street last year, with what they did with that. She said this down town project would really help property values, within the residential community to improve. Ms. Gibson said she does not think it is just that they are going to be spending money with the business nut the residents are going to see a lot of value and will have a lot more convenience close to them and within walking distance. Ms. Gibson said she thinks it is really important that we support what is before us.

Mr. Campbell requested roll call for the second reading of Resolution No. 17-05. **Vote: Ayes: Bates, Campbell, Gibson, Hill, and Landon. Nays: Corey, Hopper, Lekse, and Armstrong. (5-4) Motion carries.**

[RESOLUTION NO. 17-06](#) A RESOLUTION APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2017-06 AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE FRY ROAD/U.S. HWY. 31 ECONOMIC DEVELOPMENT PLAN AND APPROVING THE ORDER OF THE GREENWOOD ADVISORY PLAN COMMISSION  
(Sponsored by Hill)

Motion for the second reading of Resolution No. 17-06 moved by Mr. Landon. Seconded by Mr. Hill. **Vote: Ayes: Campbell, Gibson, Hill, Landon, and Bates. Nays: Corey, Hopper, Lekse, and Armstrong. (5-4) Motion carries.**

## **VI. New Business - Introduction of New Ordinances and Resolutions**

Ordinance No. 17-18 moved forward on the Agenda and appears before Notice of Intent to Consider.

ORDINANCE NO. 17-18 AN ORDINANCE OF THE CITY OF GREENWOOD, INDIANA, AUTHORIZING THE ISSUANCE, SALE AND ADDITIONAL APPROPRIATION OF BONDS OF THE CITY FOR THE PURPOSE OF PROVIDING FUNDS TO BE USED TO PAY THE COSTS OF PUBLIC ROAD AND INFRASTRUCTURE IMPROVEMENTS WITHIN THE CITY, AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND RELATED TO THE ISSUANCE OF THE BONDS

*(Sponsored by Gibson)*

ORDINANCE NO. 17-19 AN ORDINANCE AMENDING GREENWOOD MUNICIPAL CODE (1993), AS AMENDED, CHAPTER 4, ARTICLE 2, DIVISION VIII REGULATING PEDDLERS AND SOLICITORS

*(Sponsored by Landon)*

Mr. Landon addressed council regarding the ordinance. He stated he made a proposal earlier on the peddler and solicitor law that we end soliciting door-to-door sales in Greenwood for residences with certain exclusions, it passed. He said we got a letter from a national lawn company who say that ordinance violates their constitutional rights under Article 1 and Article 14 of the Constitution. Mr. Landon said they are threatening the city with all sorts of mean and nasty things, the bottom line they say they will go for damages and all sorts of court costs; if the city would lose this it would be \$150,000 - \$200,000. Mr. Landon said his feelings on this is the constitution is always right. He said a general consensus in the executive meeting, and probably the wise thing to do, in this case is to back up a little bit on this rule. Mr. Landon said a fine was inserted for \$2,500 if you knock on the door and the door has a no soliciting sign, which is pretty steep. Mr. Landon discussed the way the company does business is they will do a lawn and knock on neighbor's doors soliciting business for half price since they are in the neighborhood. Mr. Landon said with a No Soliciting sign they cannot do that and could be fined \$2,500. Mr. Landon said the city is going to make No Soliciting signs available to all citizens, all households in Greenwood who would like a No Soliciting sign. He said if you have one already it will work, but the sign the city will print up you could get free, print it from your computer, pick it up or mail it. He said we are going to try to make sure that all the residents in Greenwood that don't want solicitors have a very easy way to post that sign in the window. He said if you get somebody knocking on your door you just call the police who will come out and take care of it. Mr. Landon said if they go to ten doors, they get ten calls they will get ten tickets it is just that simple. Ms. Taggart indicated they have worked according to Mr. Landon's suggestion and have mocked up a sticker that could be printed; quotes for 16,000 stickers is under \$2,000. She said it has the city seal on it, and the ordinance. She said they are looking into the most efficient way to get it to people, whether it is in sanitation bills or a direct mail from the post office; there are different ways and we are looking into the most cost efficient way to do it. She said we have already designed the sticker, in addition to the sticker, similar to when we did the smoking ban, we will have a sign so if people don't want to use the sticker they can go online and print it out on paper and attach that to an interior window and some copies around various locations. Mr. Landon said we are working out a great plan and he thanked Ms. Taggart. Mr. Landon said the point to this thing is that we as a council cannot tell people not to come up to your door but you can tell them and we are going to encourage you to get these stickers if you don't want these solicitors to put it out there then we are going to enforce it. Mr. Campbell added that this is one of those situations that instead of the city saying what someone can't do, we are going to let you tell them and then we will support you if they violate that. Mr. Landon said one of the reasons we couldn't defend this is we did it for safety but we don't have enough crime statistics to apparently have a proper defense and he said while that is a negative for this but kudos to Chief Laut and his command. Mr. Landon said what that says is we are on top of the crime, good news for the city. Mr. Lekse said he is a little concerned that people will find a way around it. He said if he was in the driveway and he gets the same spiel, maybe that's the problem with this design, they haven't seen my sticker. Mr. Campbell said true it prevents them from knocking on the door, ringing the doorbell or knocking on a window but of you are standing outside it really doesn't prevent them... Mr. Lekse said he guesses he sees the benefit in them not going up to the... most modern homes the doorway kind of secluded and it's an unsafe situation.

**ORDINANCE NO. 17-20** AN ORDINANCE TRANSFERRING FUNDS WITHIN THE MOTOR VEHICLE HIGHWAY FUND FROM BUDGET CATEGORY 222 TO BUDGET CATEGORY 111

*(Sponsored by Campbell and Hill)*

Mr. Steinmetz addressed council stating the purpose of this ordinance is linked to the next ordinance that will come before council. He said it is to provide funding for a new part time position. He said it is important that this is not an appropriation it's a transfer so we work within 200 category of the street department and are transferring it to the 100 for an opportunity that presents itself in the next ordinance. Mr. Corey asked if there was a time constraint on this. Mr. Petty stated sooner the better but they can make it work.

Motion to suspend the rules through first reading moved by Mr. Corey. Seconded by Mr. Landon. **Vote: Ayes. (9-0) Motion carries.**

Motion for the first reading of Ordinance No. 17-20 moved by Mr. Corey. Seconded by Ms. Gibson.

Mr. Lekse said we have a very specific amount set here and asked when this person is supposed to start. Mr. Corey said as soon as we pass this. Mr. Lekse said we only have a certain amount of salary and asked if we are shooting for June 1 or July 1. Mr. Petty said as soon as we can get them in the door; the specific salary we took from the day we drew this up, a part time shift capped at 29 hours per week, max salary at \$18 per hour and took it to the end of the year. Mr. Lekse asked if they start tomorrow this is enough to cover. Mr. Petty said that is correct.

Mr. Campbell requested roll call on the first reading of Ordinance No. 17-20. **Vote: Ayes. (9-0) Motion carries.**

**ORDINANCE NO. 17-21** AN ORDINANCE AMENDING THE 2017 SALARY ORDINANCE, COMMON COUNCIL ORDINANCE NO. 16-50, TO ADD PART TIME FLEET MAINTENANCE TECHNICIAN POSITION

*(Sponsored by Campbell and Hill)*

Motion to suspend the rules through first reading moved by Mr. Corey. Seconded by Ms. Gibson. **Vote: Ayes. (9-0) Motion carries.**

Motion for the first reading of Ordinance No. 17-21 moved by Mr. Corey. Seconded by Mr. Bates. **Vote: Ayes. (9-0) Motion carries.**

Resolution No. 17-07 moved forward on the Agenda and appears before Notice of Intent to Consider.

**RESOLUTION NO. 17-07** A RESOLUTION DECLARING CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (Shear GW2, LLC)

*(Sponsored by Campbell)*

Ms. Gibson indicated Mr. Campbell was a little too quick and she was not quick enough but would like to revisit Ordinance 17-19. She said it will not be very long before school is out and we will have some children that are young teenagers that are going to be home and she thinks it's imperative that we [inaudible]. Mr. Campbell indicated he was surprised no one made that motion earlier, but he was too quick and apologized.

**ORDINANCE NO. 17-19** AN ORDINANCE AMENDING GREENWOOD MUNICIPAL CODE (1993), AS AMENDED, CHAPTER 4, ARTICLE 2, DIVISION VIII REGULATING PEDDLERS AND SOLICITORS

*(Sponsored by Landon)*



Motion to suspend the rules through first reading moved by Ms. Gibson. Seconded by Mr. Landon.

Mr. Lekse asked if we know if this will satisfy the letter writer. Ms. Taggart stated she has informed him, they are cautiously optimistic that it will solve the issues, but they are waiting to see it in its final form on what council passes. She said they have been informed of it and if council recalls there was a two-week demand those two weeks are up and they haven't sued us, so she assumes at least [inaudible] for the moment. Mr. Lekse asked how long have they had this for review; his concern would be we move this ordinance along and we find out they have a problem. He said the reason we have multiple meetings is in case anybody objects to what we are doing; we already know there is a party that is extremely interested in what we are doing, [inaudible].

Mr. Campbell requested roll call on suspension through first reading. **Vote: Ayes: Landon, Armstrong, Bates, Campbell, Gibson, Hill, and Hopper. Nays: Lekse and Corey. (7-2) Motion carries.**

Motion for the first reading of Ordinance No. 17-19 moved by Mr. Bates. Seconded by Mr. Landon.

Mr. Corey asked Ms. Taggart about her comment she feels very confident would that be a fair statement that this will appease the person of interest. Ms. Taggart stated the letter had the demand that that we get rid of the outright ban on prohibition, the curfew being 9:00 pm which is what it is and the case law is clear that stickers or No Solicitation signs we are told that is where we are going there is much stronger case law on No Soliciting signs. Mr. Corey asked if he should take that as a yes to his questions. Ms. Taggart joked she is never very confident. Mr. Corey interpreted it as a yes. Ms. Taggart said yes, it is a good compromise and if they don't then we have a stronger case. Mr. Campbell added we have two weeks to hear back from them at this point. Ms. Gibson reiterated that it is coming from the residents and not the city. Ms. Taggart said that addresses one of the other potential legal challenges.

Mr. Campbell requested roll call on first reading of Ordinance 17-19. **Vote: Ayes. (9-0) Motion carries.**

## **VII. Miscellaneous Business**

### **A. Council**

Mr. Corey asked for the status of the overlay district for Downtown Greenwood, we should be protecting our investment. He asked if we have a timetable. Mr. Corey said he knows there is a CDS position open so he gets that. Ms. Taggart said as you know she had started to look at other cities that had overlay districts; she discussed some of that and once the new City Engineer/Director of CDS position is filled there may be an opportunity for some more movement on that. She added the downtown is harder than along Emerson or 135 when you can just... Mr. Corey said it is more time spent on drafting more important. Ms. Taggart agreed but without a planning background herself, we drafted the 135 according to the county standards we did the Worthsville according to the I65 standards, but downtown is more precise to the community and character to the neighborhood. She said she could copy/paste something but she believes we better have planning professionals involved. Mr. Corey asked if it would be a fair statement that this new person would be on the top of their list to do. Ms. Taggart said that would be between that person and the mayor. Mr. Corey asked the Mayor if that would be a fair statement. Mayor replied top of the list he seriously doubts it; we have a lot of other things right now [inaudible].

Mr. Hopper stated he would like to propose a walk on Ordinance No. 17-22, along the lines of what Mr. Corey talked about that would require certain architectural standards if you are going to get financial incentives or assistance from the city of Greenwood. Mr. Hopper asked if Mr. Campbell had a chance to mail it to everybody who replied yes. Mr.



Hopper said if anyone comes before the City of Greenwood [inaudible] something that's government receives financial assistance in one-way shape or form, TIF money, Tax Abatement, would have to comply with the 135 Overlay District Architectural Design Standards.

Motion to introduce walk on Ordinance No. 17-22 made by Mr. Hopper. Seconded by Mr. Corey.

Mr. Landon said he did not look at his email before the meeting. Mr. Hopper said essentially if someone comes before us and wants a financial incentive, whether it is TIF money or Tax Abatement, they have to meet the Architectural Design Standards for the 135 Overlay District. He said for example, the iceplex, if the RDC were to just give them money, instead of the tax abatement, they still would have to adhere to our architectural design standards; whereas now they can just get money and build a pole barn right in the middle of downtown or Freedom Park. Mr. Landon questioned why 135, is there something peculiar to that. Mr. Hopper said it was just the most recent one we have done. Ms. Gibson indicated she had just received the email at 6:48 pm this evening, when we did the I65 overlay we did not include the Airport in that; she is concerned about what we might have going on out there and how these standards could effect that. Mr. Hopper said he thought about that but feels like we should live up to the same standards we require other folks to... [Inaudible] they would have to get a tax abatement or we would have to give them money in some way shape or form. Ms. Gibson said in most aviation situations are not brick buildings for hangars; some of the large corporate companies in Indianapolis International, they have those but... Mr. Hopper said we could exclude the Airport he is fine with that.

Mr. Campbell called for a roll call to introduce the walk on ordinance. **Vote: Ayes. (9-0)**  
**Motion carries.**

**ORDINANCE NO. 17- 22** AN ORDINANCE ESTABLISHING ARCHITECTURAL DESIGN STANDARDS FOR DEVELOPMENT OF PROPERTY OF THE CITY OF GREENWOOD

Mr. Hopper indicated since this is introduction we could now say that this also excludes [inaudible] for the airport. Mr. Campbell asked if we want to make this apply to only new construction. Mr. Hopper said as opposed to a remodel [inaudible]. Mr. Campbell said he would think that we would want to exclude a remodel and apply it to new construction. [Inaudible exchange] Ms. Taggart asked if a building is in the I65 overlay but it is older and remodeled do they have to remodel to all of the overlay standards or is it just new construction that the overlay has for existing buildings. [Unknown] said that he would need to talk to Planning to make sure... There was some discussion among council members. Mr. Armstrong asked what about the Aldi right next to Culvers. Mr. Lekse asked if we can expand the 135-overlay district to entire city [inaudible] except the airport. He said whatever rules are in place for the 135-overlay district go city wide except for where we carve it off. Mr. Hopper said that sounds more like Planning and this is Financial Management... Mr. Corey seconded his amendment that it's new construction. Mr. Hopper added that it would be excluding price of new construction and only excludes the airport.

Motion to suspend the rules through first reading moved by Mr. Hopper. Seconded by Mr. Lekse.

Ms. Gibson said it is only related to abatement property construction, is that correct. Mr. Hopper clarified no, it would be any financial incentive the city gives; the example he gives is not an abatement that is just the RDC giving them say \$450,000 to make up for the abatement that they did not get. Ms. Gibson asked how this would effect a parks project such as a shelter house if they get money from RDC, would that be effected by this. Mr. Hopper said it would still be brick or stone construction... Ms. Gibson said the shelter houses are not all brick or stone now, she just don't want us to get ahead of ourselves. Ms. Taggart said the unit is the unit is the unit; you have the different subdivisions of the unit but if the RDC pays for something that is a parks property like actual parks property would be different than like a private entity to an outside entity. Mr. Hopper said it is just the City of Greenwood paying for services this happens to be that the RDC pays for that

service for it. Ms. Taggart said it's a park; the way this is written all monies received from the city of Greenwood the Parks Board wouldn't necessarily be receiving financial assistance or financial incentives from the City of Greenwood they are building say a playground. She added that would be like taking from one pocket and giving it to the other pocket whereas if they gave to the Board of Aviation gave to a company that was going to build a building on it that would be different. Ms. Gibson asked what the final decision was. Mr. Hopper said he would still be worried, in lieu of that, the RDC would give the Parks Department a million dollars towards constructing a Pole Barn and then we would lease that to the iceplex for a dollar for 60 years. Ms. Taggart indicated she doesn't think they could build an iceplex for a million dollars. Mr. Hopper said they would give them a million dollars towards it, and it would somehow exempt that project. Mr. Corey said no, because then he would see the Park Board being the one giving them the incentive... Ms. Taggart said the Park Board could then still be giving the... [Inaudible] Mr. Corey asked Ms. Taggart if she agreed the Park Board would almost have to build the whole thing. Ms. Taggart said yes. Mr. Hopper said it is important because we have to be [inaudible] for this otherwise we get in the back of the line and they can build whatever they want. Ms. Gibson asked what the decision on her question about the parks, if they were building a shelter house and they got money from RDC. Mr. Hopper said it would not apply.

Mr. Campbell requested roll call on suspension of the rules through first reading. **Vote: Ayes: Bates, Campbell, Corey, Gibson, Hill, Hopper, Lekse, and Armstrong. Nays: Landon. (8-1) Motion carries.**

Motion for the first reading of Ordinance No. 17-22 moved by Mr. Hopper. Seconded by Mr. Corey.

Mr. Armstrong said he likes the idea but has not had a chance to look at the entire ordinance and is willing to go with first reading but wouldn't with second. Mr. Hopper said it can't go second reading because Mr. Landon already said no. Mr. Armstrong said he could change his mind. Mayor Myers asked council to not handcuff him. He indicated Mr. Hopper is putting handcuffs on him because of one thing. Mayor Myers said he thinks this is horribly wrong; think about Endress Hauser and Nachi and the other big companies that we already have in this city, now you are handcuffing those companies telling them how they have to build their building any time they want a tax incentive from the city. Mr. Hopper said yes, and every time they come up here, he asks if they have a problem complying with the Overlay District and they say no and we include that as a requirement. Mayor Myers said he would like council to reconsider it because he doesn't think all of their buildings fall in those lines. Mr. Hopper said since he has been here every... Mayor Myers said he thinks that if you make a blanket statement about the entire city of Greenwood you are handcuffing his office. He said it goes right back to when we first came into office every time he met with the business developer rep they said that Greenwood is one of the worst communities in the state of Indiana to work with. Mayor Myers said you are taking us backwards in time and you are not thinking about what you are doing. He said it needs to be looked at on an individual basis not a blanket for the entire city. He added he hopes that council thinks about that before they vote on it next time, and even this second vote. Mayor Myers said it is a horrible thing you are doing, handcuffing his office, staff and anybody that wants to come to the city of Greenwood. Mr. Hopper said it is the same design standards that we have on I65 for every company that comes here. Mayor Myers said those plots in the middle of the city or the south end of the city... Mr. Hopper said that is what we argued up here... Mayor Myers said that may be what you argued but is it right; you guys take a lot of risk in what you do, he really hopes the council thinks about handcuffing the entire city on this ordinance. Mayor Myers thanked council. Mr. Lekse said his view is that we have been receiving hundreds of emails every day from concerned citizens who want us to do what we can to stop the iceplex from going into Freedom Park. He said what we read in the paper seems to be some kind of end-around around the city council and we are the ones getting left without any kinds of means to do anything about this but we are the ones that are elected officials. He said the RDC are five appointees, with respect to Mr. Landon and Mr. Campbell who also serve on the RDC, but from what he has heard, the more people learn about the RDC being five, technically unelected appointees to make this iceplex happen, the more that he thinks we are going to get worse press, more publicity, more outrage than we did when we were talking about it right here. Mr. Hopper said he is in favor of the iceplex he

just don't want [inaudible]. Mr. Corey said if you are bringing companies to this city we have standards that you have to meet and our standards are this. Ms. Taggart said this will be something to look at for the next meeting, she asked how are you at addressing variances, is it going to happen according to the way that it happens under the 135 Overlay District. After researching, Ms. Taggart indicated that generally follows the general planning [inaudible] she said after looking at it for the first time right now, that would be one thing that she would want because the argument could be things that are going to substitute as good, they are going to want to have that... Mr. Corey said since its financial he would argue that they would [inaudible] program. Ms. Gibson asked if there was a way that we could have things come before the council rather than doing such a blanket thing, she feels we are getting crazy here. Mr. Lekse said generally you apply the same rules that they don't get the abatement unless they comply with the standard of the 135-overlay district or have obtained variances through the same procedure that other [inaudible]. Ms. Gibson said but the problem is the BZA they go before for a variance, they don't often have all of the history and the knowledge of what we as a council are trying to do with some of the building standards that are in place. Mr. Hopper said the only time we get to put out own stamp on it and have it come back to us is when it's a rezone and we put that stipulation in there. Ms. Gibson asked if there some way other than doing this that we can achieve the same thing. Mr. Hopper indicated he has asked that for seven years now and the answer has always been no. She said she is just not really comfortable with this. She said the first two things that came to her mind were the park shelter houses and the airport; how we had carved out the airport from the I65 because of the type of buildings that you typically find at an airfield. She said she just feels like we are moving a little too quickly on this. Mr. Hopper said we have two weeks from tonight.

Mr. Campbell requested a roll call on the first reading of Ordinance No. 17-22. **Vote: Ayes: Campbell, Corey, Hill, Hopper, Lekse, Armstrong, and Bates. Nays: Gibson and Landon. (7-2) Motion carries.**

Mr. Landon asked if council would like the Social Director to present at the next meeting. Mr. Campbell indicated we will put her on early.

## **B. Audience**

None.

## **C. Other Miscellaneous**

### **1. Corporation Counsel**

#### **a. Conflicts of Interest:**

Ms. Taggart stated there are four conflicts of interest for Bryan Johns, Sherri Johns, Brian Blackwell, and John Laut.

Motion to approve the conflicts of interest as presented made by Mr. Corey. Seconded by Mr. Landon. **Voice Vote: Ayes. (9-0) Motion Carries.**

### **2. Controller**

None.

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**D. Mayor**

None.

**VIII. Adjournment**

With no further business, the meeting adjourned at 8:52 p.m. The next regular meeting of the Greenwood Common Council to be held on May 1, 2017, at 7:00 p.m.

  
\_\_\_\_\_  
Council President, Mike Campbell

  
\_\_\_\_\_  
Clerk, Jeannine Myers



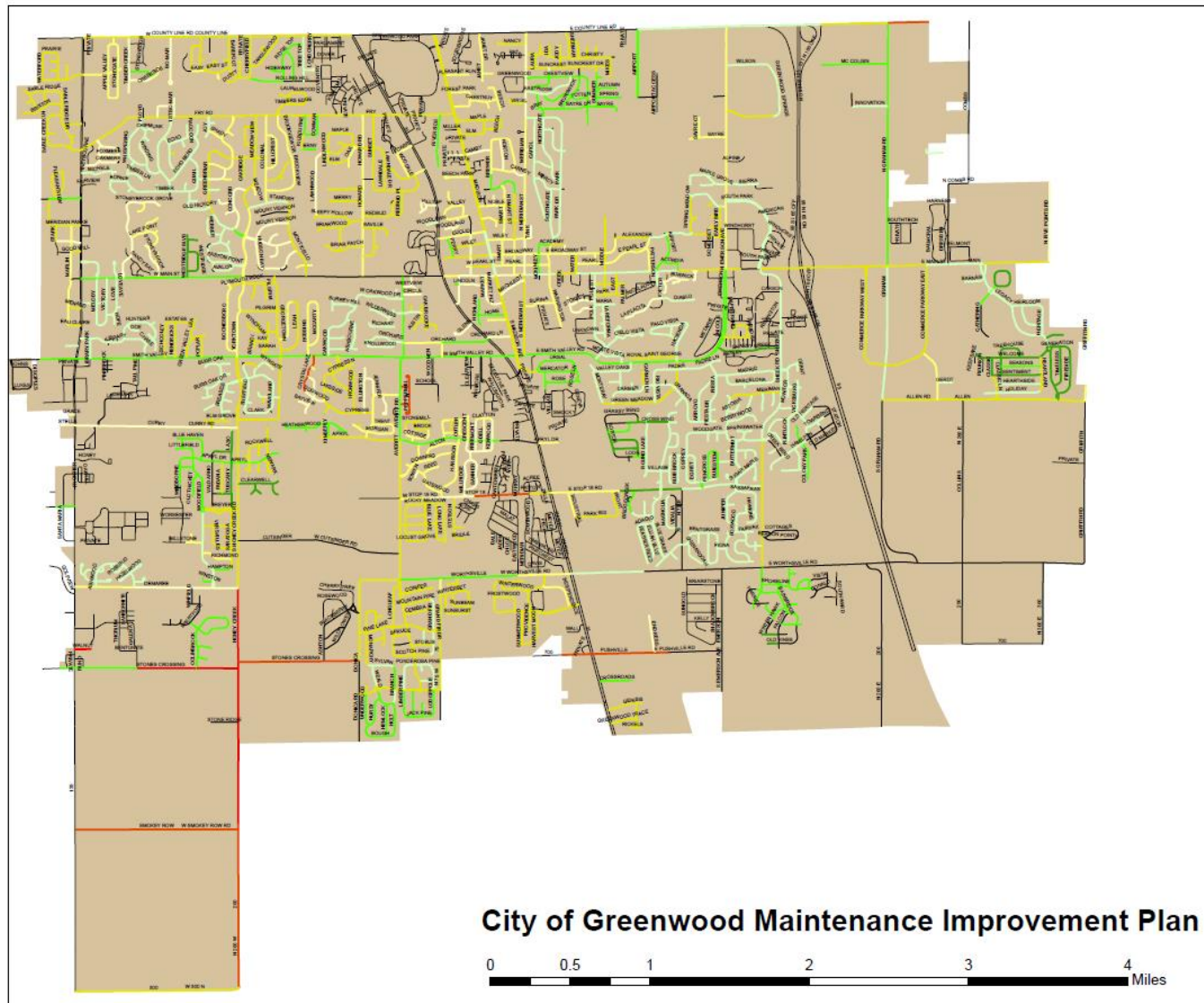
## **2017 Local Income Tax Bond**

April 17, 2017

# State of the Streets

- 213.9 miles of roads (up from 179.2 in 2007)
- 247 miles of sidewalks
- Over past 9 years City is repaving about 5 miles a year
- Will take 43 years to repave all roads at current rate
- Current PASER rating has fallen to 5.99 goal is 8.07





Year 2011 PASER

**Legend**

- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- N/A

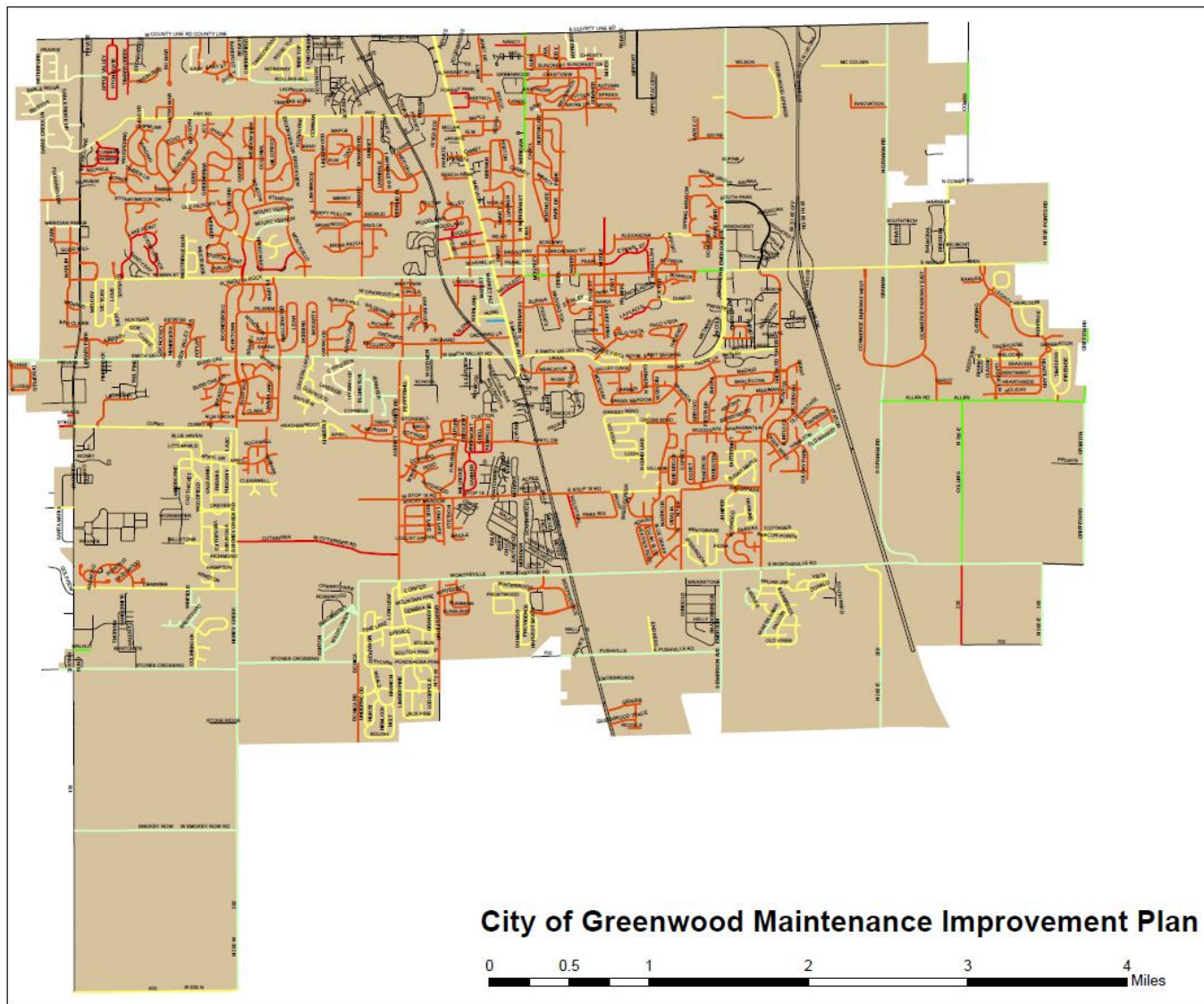


Date: 4/25/2011

**Mark W. Myers, Mayor**



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Year 2020 PASER  
(projected)

**Legend**

- n/a
- 3
- 4
- 5
- 7
- 8
- 9
- 10



Draw: 4/26/2018

**Mark W. Myers, Mayor**



**greenwood.in.gov**

# Why a Bond?

- 2016 Pavement Management Plan and Paser Study Findings

Averaging \$1.6M per year in road funding

Need \$2.8M per year to MAINTAIN current rating of 5.99

Overlay alone is not enough or best practice

Overlay, FDR, Crack Sealing, Microsurfacing, Rejuvenation

No actual road expansion included in this data

# Four Year Road Improvement Plan

Routine Bit-overlay - current operations  
Roadwork Expansion Package

	2017	2018	2019	2020	TOTAL
	\$ 1,050,000	\$ 1,070,000	\$ 1,090,000	\$ 1,110,000	\$ 4,320,000
	\$ 4,020,000	\$ 3,090,000	\$ 210,000	\$ 215,000	\$ 7,535,000
TOTAL ESTIMATED USES	<b>\$ 5,070,000</b>	<b>\$ 4,160,000</b>	<b>\$ 1,300,000</b>	<b>\$ 1,325,000</b>	<b>\$ 11,855,000</b>

(4) MVH Wheel Tax Revenue	\$ 1,050,000	\$ 1,070,000	\$ 1,090,000	\$ 1,110,000	\$ 4,320,000
(257) LOIT Distribution, net	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
(258) Community Crossing Grant	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
Fund Balance	\$ 200,000	\$ 205,000	\$ 210,000	\$ 215,000	\$ 830,000
Proposed 2017 LIT Bond Issuance	\$ 1,820,000	\$ -	\$ -	\$ -	\$ 1,820,000
Proposed 2018 GO Bond Issuance	\$ -	\$ 2,885,000	\$ -	\$ -	\$ 2,885,000
TOTAL ESTIMATED SOURCES	<b>\$ 5,070,000</b>	<b>\$ 4,160,000</b>	<b>\$ 1,300,000</b>	<b>\$ 1,325,000</b>	<b>\$ 11,855,000</b>

NET SOURCES & USES \$ - \$ - \$ - \$ - \$ -

ESTIMATED ENDING FUND BALNCE \$ 2,300,000 \$ 2,295,000 \$ 2,290,000 \$ 2,285,000

# LIT Bond Details

- Estimated principal of apx. \$1.8 million
- Secured by Consolidated Local Income Tax  
(Ind. Code 6-3.6-1)
- City currently receives \$6M in Local Income Tax
- Total annual payment will be apx. \$350,000 to \$375,000
- Desired term apx. 5 years

# Potential Overlay Streets

- Polk Manor Drive
- Stokley Boulevard
- Gerdt Court
- Foxmere Boulevard
- Foxmere Way
- Foxmere Terrace
- Foxmere Drive
- Oakmere Way
- VanDyke Way
- Camby Court
- Crescent Drive
- Kenwood Drive
- Kimbrough Drive
- Stop 18

- Brook Drive
- Brook Village Drive
- Cottage Lane
- Stonemill Drive
- Emerson Avenue
- Woodland Place
- Woodland Drive
- Apple Valley/Orchard Hill/Stonegate
- Winding Brook Lane
- Nancy Lane
- Horton Street



# Potential 2017 Non Street Overlay

- Various Downtown Alleys – Madison, Wiley, Meridian, Broadway Street areas
- Pearl Street Parking Lot
- Fire Station 93 Parking Lot

# Potential Full Depth Reclamation Streets

- Emerson Avenue  
Pushville Road to City Limits
- Honey Creek Road  
Whiteland Road to Smokey Row

# Performa Statistics

- 6.9 miles of improved roads
- 58 ADA compliant ramps
- 108,839 sq. yards (22 acres) of new surface
- Average current pavement rating of targeted roads 4.39

# Woodland Drive



**Mark W. Myers, Mayor**



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# Woodland Drive





# Woodland Place



**Mark W. Myers, Mayor**



**[greenwood.in.gov](http://greenwood.in.gov)**



# Woodland Place



# Camby Court



**Mark W. Myers, Mayor**



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# Camby Court Detail



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# Stokley Boulevard and Polk Manor Drive





# Stokley Boulevard and Polk Manor Drive



# Stokley Boulevard and Polk Manor Drive





# Pearl Street Parking Lot



**Mark W. Myers, Mayor**



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# Pearl Street Parking Lot Detail





# Old Town Alleys



# Old Town Alleys





# Old Town Alleys



# Horton Street



**Mark W. Myers, Mayor**



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# Nancy Lane





**GREENWOOD**

EST 1864